

136.0

0004

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

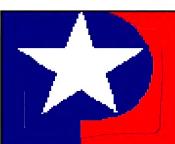
926,100 / 926,100

USE VALUE:

926,100 / 926,100

ASSESSED:

926,100 / 926,100

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
53		KENSINGTON PK, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: VRTILEK JAN M &amp; SAEQA D

Owner 2:

Owner 3:

Street 1: 53 KENSINGTON PARK

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: DOHERTY PHILIP &amp; KATHLEEN D -

Owner 2: -

Street 1: 53 KENSINGTON PARK

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains .166 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1968, having primarily Wood Shingle Exterior and 2296 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7220	Sq. Ft.	Site			0	90.	0.88	10									572,942						572,900	

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
101								87596				GIS Ref	
7220.000								Entered Lot Size				GIS Ref	
352,700								Total Land:				Insp Date	
500								Land Unit Type:				09/30/17	
572,900								Parcel ID				136.0-0004-0007.0	
926,100								Date				!10580!	
0.166								Notes				Prior Id # 1: 87596	
352,700								Year end				Prior Id # 2:	
500								12/23/2021				Prior Id # 3:	
572,900								926,100				Prior Id # 1:	
926,100								Year End Roll				Prior Id # 2:	
12/10/2020								12/18/2019				Prior Id # 3:	
926,000								907,500				Prior Id # 1:	
907,500								907,500				Prior Id # 2:	
1/3/2019								748,300				Prior Id # 3:	
748,300								748,300				Prior Id # 1:	
12/20/2017								729,200				Prior Id # 2:	
729,200								729,200				Prior Id # 3:	
729,200								697,400				Prior Id # 1:	
697,400								697,400				Prior Id # 2:	
1/4/2016								610,600				Prior Id # 3:	
610,600								610,600				ekelly	
12/11/2014								10580				ASR Map:	
660,000								BS				Fact Dist:	
No								Hanne S				Reval Dist:	
No								Ellen K				Year:	
N								189				LandReason:	
11/5/1999								266				BldReason:	
Meas/Inspect								PATRIOT				CivilDistrict:	
8/1/1992								KT				Ratio:	
Sign:								VERIFICATION OF VISIT NOT DATA				_____	

**EXTERIOR INFORMATION**

Type:	18 - Raised Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	8 - Brick Veneer	12%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1968
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	5 - Lino/Vinyl
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	2
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
<b>PARCEL ID</b> 136-0004-0007.0									

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X14	F	FR	1985	3.53	T	34	101			500			500

More: N

Total Yard Items:

500

Total Special Features:

Total:

500

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	2	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

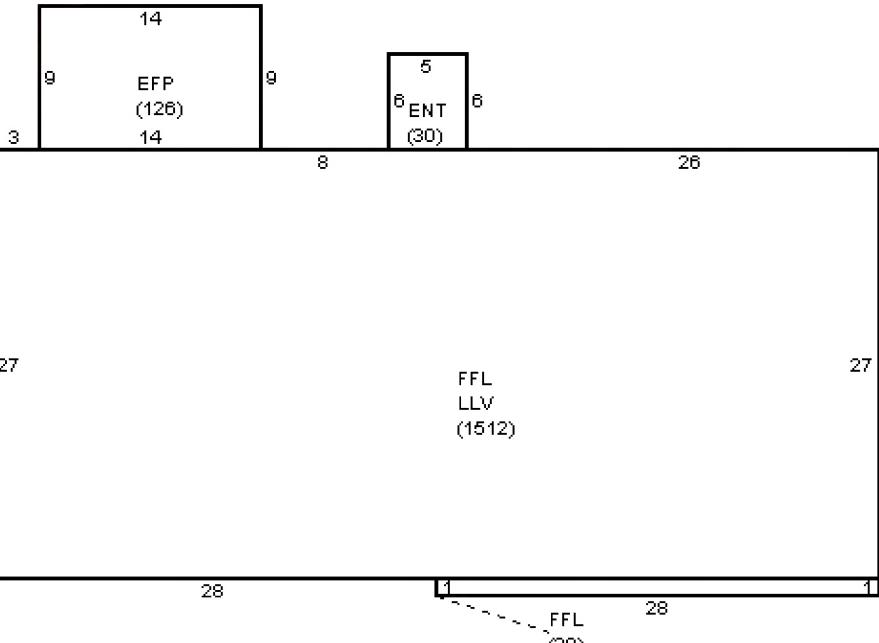
**OTHER FEATURES**

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	2	Rating: Average

WSFlue: Rating:

**COMMENTS**

OF=SINK IN BMT..

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
FFL	First Floor	1,540	128.760	198,292	LLV	100	FLA	50	A
LLV	Lower Level	1,512	79.670	120,462					
EFP	Enclos Porch	126	49.700	6,262					
ENT	ENTRY	30	26.870	806					
Net Sketched Area: 3,208      Total: 325,822									
Size Ad	1540	Gross Area	3208	FinArea	2296				

**IMAGE**